

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, March 23, 2015

CALL TO ORDER

The meeting was called to order at 4:00 PM by President Joan Cornell. Board members present were: Mary Rossi, Donald Whitehouse, Douglas Macbeth, Donna Del Monico, establishing a quorum. Also present was Shelly Mandell, representing Sandcastle Community Management.

Proof of meeting was properly posted.

Joan requested that the minutes of the previous meetings of January 19, 2015 and February 23, 2015 be read. Douglas Macbeth, secretary, read the minutes. A motion was made by Joan, seconded by Mary, to approve the minutes of both meetings. The motion carried unanimously.

OLD BUSINESS

A. Update/Discussion re: benches and flagpole

Joan presented the idea of installing one or more benches along Pebble Shores Drive for the convenience of walkers. Following an open discussion with the owners present, the Board agreed to defer further action pending input from the owners at large. The Board also agreed to defer discussion on the installation of a flagpole.

B. Proposal re: cleaning services

There continues to be dissatisfaction with the cleaning services provided in the clubhouse/pool area. Sandcastle is soliciting proposals from service providers. The Board will consider these as they are received.

C. Proposal re: pool services

Proposals are also being solicited for routine pool maintenance. These will be considered as they are received.

D. Proposal re: fountain purchase and installation

Input from the owners at large will be requested regarding the installation of a third fountain in the lake behind buildings 198, 96, 102, and 108. The one proposal received to date indicated that the cost would be in the five to ten thousand dollar range.

NEW BUSINESS

A. Results of landscape walk

A walk-around was held to ascertain landscaping issues. The major finding involved storm water drainage problems in the area around buildings 138 and 144. Joan presented a proposal to correct the problem. The cost would be approximately \$1900 to excavate and install drain piping. Joan made a motion, seconded by Donna, that we accept the proposal and proceed accordingly. The motion carried.

B. Discussion re: collection of rent and settlement

Due to long-standing unpaid quarterly maintenance fees in one particular unit, the Board considered exercising its prerogative to collect the rent from the tenant until the amount of delinquency is satisfied. A motion was made by Joan, seconded by Donna, to authorize Sandcastle to facilitate the collection process.

C. Discussion re: Christmas decorations

The holiday decorations (esp. wreaths) are in need of replacement. Donna reported that Kathleen Hassan has volunteered to undertake the task of selecting decorations and organizing the decorating process. Donna will ask Kathleen to present a proposal to the Board to be considered for the 2015-16 season.

D. Other

Discussion was held regarding the possible need for additional outside lighting along Pebble Shores Drive. Action was deferred pending further study including input from the owners at large.

The question was raised regarding limits being placed on the number (%) of annual rentals. Joan referenced research, conducted earlier by Ed Lowell, showing that the issue is complicated and requires further clarification before any movement to limit annual rentals should proceed.

Concern had been raised regarding cracking in the recently paved Pebble Shores Drive. In the opinion of the consultant engaged by Sandcastle, the cracking is normal and not of major concern.

Several owners in attendance requested that the Board seek input of the owners at large when deliberating on matters relative to improvements to the common areas. This would include the addition of such items as benches, flagpole, and fountain that are presently under consideration. The Board agreed to survey the membership regarding these and other matters as they arise. The survey will provide the Board with guidance in decision making.

NEXT MEETING DATE:

The next meeting will be called as the need arises.

ADJOURNMENT

Joan Cornell adjourned meeting at 5:16 PM, seconded by Mary. The motion carried unanimously.

Respectfully submitted,
Douglas Macbeth
Secretary